

ROCKWALL PARKS & RECREATION BOARD MEETING

Tuesday, August 5, 2025 - 6:00 PM

City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

I. Call Public Meeting to Order

II. Open Forum

This is a time for anyone to address the board/commission on any topic not already listed on the agenda or set for a public hearing. Public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please know the board is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the public meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

III. Action Items

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. Discuss and consider the minutes from June 3, 2025 Park Board Meeting and take any action necessary.
2. **P2025-026** Discuss and consider a request by Michael McDonald of Gentry Estates for the approval of a Final Plat for Lots 1 & 2, Block A, Gentry Addition being a 1.07-acre parcel of land identified as Lot C, Block 113, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 605 Bost Street, and take any action necessary.
3. **P2025-023** Discuss and consider a request by Vance Liles of MTG Engineers and Surveyors on behalf of Rodney D. and Fran Webb for the approval of a Replat for Lots 1 & 2, Block A, Webb Addition being a 0.45-acre parcel of land identified as Lot C, Block 11, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 507 E. Rusk Street, and take any action necessary.

IV. Monthly Reports

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. May 2025 Monthly Report
2. June 2025 Monthly Report

V. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

I, Wendy Young, Parks Administrative Asst. for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 1st day of August, 2025 at 5PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Wendy Young, Parks Administrative Assistant

Date Removed

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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S Goliad, Rockwall, TX 75087
Tuesday, June 3, 2025
6:00 PM

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Call To Order

9 The meeting was called to order in the Council Chambers at 6:00pm by Amanda Fowler
10 with the following Board Members present: Vincent Harris, Amanda Fowler, Marcia
11 Hasenyager, Michael McEwen, Jenny Krueger and Jake Wimpee. Jason Alvarado was
12 absent. Also present was Director of Parks & Recreation, Travis Sales, Parks
13 Superintendent Brian Sartain, Recreation Superintendent and Administrative Assistant
14 Wendy Young.

15

Open Forum

16 A. Fowler explained how Open Forum is conducted and asked if anyone in the audience
17 would like to come forth and speak during this time. There being no one wishing to speak,
18 Fowler then closed the Open Forum.

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Discuss and consider the minutes from the May 6, 2025 Park Board Meeting and take any action necessary.

20 Krueger made a motion to approve the minutes, McEwen seconded the motion which
21 passed unanimously.
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P2025-016 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a preliminary plat for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198 acre tract of land identified as a portion of Tract 4 of the J.M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Planned Development District 104 (PD-104) [Ordinance No. 25-15] for Single Family 10 (SF-10) District land uses, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM1141 and take any action necessary.

26 Mr. Sales stated that The Erwin Farms Subdivision was approved by the City Council as
27 Planned Development District 104 (PD-104) on April 7, 2025 and will consist of 122
28 single-family residential lots on 98.198-acres of land. The proposed subdivision will have
29 one (1) phase and will not incorporate a public park. On May 16, 2025, the property owner
30 John Arnold of Erwin Farms SF, LTD -- submitted a Preliminary Plat for all 122 residential
31 lots. The property is identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract
32 No. 88, City of Rockwall, Rockwall County, Texas, and is generally located on the
33 southside of North Country Lane east of the intersection of North Country Lane and FM-
34 1141. For this Preliminary Plat the Parks and Recreation Board will be assessing Pro-Rata
35 Equipment Fees and Cash-In-Lieu of Land Fees for the 122 lots that make up the Erwin
36 Farms Subdivision. The fees to be assessed are as follows: [1] Cash-In-Lieu of Land Fees
37 of \$214,605.32 (i.e. \$1759.06 x 122 lots = \$214,605.32), and [2] Pro-Rata Equipment Fees
38 of \$183,390.40 (i.e. \$1503.20 x 122 lots = \$183,390.40). The total fees assessed will be
39 \$397,995.72. Krueger made a motion to approve the Erwin Farms preliminary plat with
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47 fees totaling \$397,995.72. Wimpee seconded the motion which passed by a vote of 6-0
48 (Alvarado absent).

49

50 **P2025-018 Discuss and consider a request by Chase Finch of Corwin Engineering,**
51 **Inc. on behalf of John Arnold of Erwin Farms SF, LTD for the approval of a master**
52 **plat for Erwin Farms Subdivision consisting of 122 residential lots on a 98.198 acre**
53 **tract of land identified as a portion of Tract 4 of the J.M. Gass Survey, Abstract No.**
54 **88, City of Rockwall, Rockwall County, Texas zoned Planned Development District**
55 **104 (PD-104) [Ordinance No. 25-15] for Single Family 10 (SF-10) District land uses,**
56 **generally located on the southside of North Country Lane east of the intersection of**
57 **North Country Lane and FM1141 and take any action necessary.**

58 The Erwin Farms Subdivision was approved by the City Council as Planned Development
59 District 104 (PD-104) on April 7, 2025 and will consist of 122 single-family residential
60 lots on 98.198-acres of land. The proposed subdivision will have one (1) phase and will
61 not incorporate a public park. On May 16, 2025, the property owner -- John Arnold of
62 Erwin Farms SF, LTD -- submitted a Master Plat for all 122 residential lots. The property
63 is identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of
64 Rockwall, Rockwall County, Texas, and is generally located on the southside of North
65 Country Lane east of the intersection of North Country Lane and FM-1141. In this case,
66 the proposed Master Plat shows that the development will be completed in one (1) phase,
67 and that all trails and amenities will be provided in the first phase of the development. The
68 proposed amenities will be private and include a pavilion and two (2) sports courts (i.e.
69 pickleball courts). In addition, an eight (8) foot trail system will be constructed that
70 provides connectivity through the development. Based on the fact that this development
71 will [1] be completed in a single phase, [2] will incorporate private amenities, and [3] will
72 incorporate an interconnected trail system that connects to the greater trail system, staff has
73 no additional recommendations and recommends approval of the Master Plat and Parks
74 and Open Space Plan; however, the proposed fencing for the sports court shall adhere to
75 the requirements of the Unified Development Code (UDC). Krueger made a motion to
76 approve the master plat and the parks open space plan for Erwin Farms Subdivision.
77 Hasenyager seconded the motion which passed by a vote of 6-0 (Alvarado absent).

78

79 **Discuss and consider a request for Prestige Water Sports of Dallas to enter into a**
80 **concession agreement with City of Dallas and City of Rockwall for boat rentals on**
81 **Lake Ray Hubbard from privately installed dock at The Harbor and take any action**
82 **necessary.**

83 Mr. Sales explained that this item is a request for private business to enter into a concession
84 agreement with City of Dallas and City of Rockwall for boat rentals on Lake Ray Hubbard
85 off privately installed dock at The Harbor. The Parks and Recreation Department Staff
86 would like feedback on how this operation would be beneficial to the City of Rockwall and
87 City of Dallas and a motion for City Council. Josh Williams with Prestige Water Sports
88 came forth and presented a power point showing his operations and business plan. After
89 some discussion, Harris made a motion to table Prestige Water Sports of Dallas request to
90 operate at The Harbor for 90 days so that City of Rockwall can consult with City of Dallas
91 and Mr. Williams consulting with an engineer and producing engineering plans as well as
92 depth and safety requirement plans. During this time, Prestige Water Sports will cease

93 operations on Lake Ray Hubbard (at The Harbor docks and any public boat ramps).
94 McEwen seconded the motion which passed unanimously.

95

96 **Adjournment**

97 There being no further business to come before the Board at this time, the meeting was
98 adjourned at 7:43 p.m.

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100 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL,
101 TEXAS, this 5th day of August 2025.

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Jason Alvarado, Park Board Chairman

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104

105 ATTEST:

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108 Wendy Young, Administrative Assistant

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CITY OF ROCKWALL

PARKS AND RECREATION BOARD MEMORANDUM

PARKS AND RECREATION DEPARTMENT

108 E. WASHINGTON STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7740

TO: Parks and Recreation Board
DATE: August 5, 2025
APPLICANT: Michael McDonald
SUBJECT: P2025-026; *Final Plat Gentry Estates*

BACKGROUND

P2025-026 (ANGELICA GUEVARA)

Discuss and consider a request by Michael McDonald of Gentry Estates for the approval of a *Final Plat* for Lots 1 & 2, Block A, Gentry Addition being a 1.07-acre parcel of land identified as Lot C, Block 113, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 605 Bost Street, and take any action necessary.

REQUEST

For this *Final Plat* the Parks and Recreation Board will be assessing *Pro-Rata Equipment Fees* and *Cash-In-Lieu of Land Fees* for the 1 lot in Gentry Estates. The fees to be assessed are as follows: [1] *Cash-In-Lieu of Land Fees* of \$709.37 (*i.e.* \$709.37 x 1 lot = \$709.37), and [2] *Pro-Rata Equipment Fees* of \$606.19 (*i.e.* \$606.19 x 1 lot = \$606.19). The total fees assessed will be \$1,315.56.

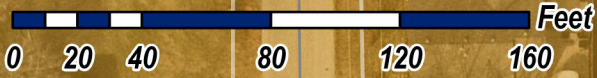
PARKLAND DEDICATION ORDINANCE

Cash-In-Lieu of Land Fees: According to Section 38-55, *Cash-In-Lieu of Land Fees*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, "(s)ubject to approval by the city council, pending a recommendation from the parks and recreation board, and the requirements of Section 38-54, an applicant responsible for the parkland dedication under this article may elect to meet the requirements of Section 38-54 in whole or in part through a cash payment in lieu of land dedication. The amount of this cash payment shall be as set forth in section 38-57. cash payments collected by the city through this method may only be used for the acquisition or improvement of a neighborhood park located within the same park district as the development in which the fees are being assessed."

Pro-Rata Equipment Fees: According to Section 38-56, *Pro-Rata Equipment Fees*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, "(a) pro-rata equipment fee is hereby imposed on residential development for the purposes of assuring that the recreational and amenity needs created by a residential development are satisfied. Such a fee is intended to be in accordance with and to further the goals and policies of the park master plan and other city policies, ordinances and resolutions, and to ensure the provision of adequate recreational amenities in public parks. The pro-rata equipment fee applies to all residential development and shall only be used to provide recreational amenities in neighborhood parks and/or community parks. This fee shall be in addition to the required dedication of public parkland required by Section 38-54, and shall be as set forth in Section 38-57."

STAFF RECOMMENDATION

The applicant is electing to pay the *Cash-In Lieu of Land Fees* and *Pro Rata Equipment Fees*. In this case, the subject property is situated within *Park District #21*, which already has land for neighborhood park and that is located directly south of the subject property (*i.e.* *Gloria Williams Park*). Based on this, staff recommends accepting the *Cash-In-Lieu of Land Fees* and *Pro-Rata Equipment Fees*. The fees will be used to provide further amenity to the *Gloria Williams Park*.



P2025-020: Replat for Lots 1 & 2, Block A, Gentry Addition

2F

ST MARYS ST

BOST ST

SF-7

PD-42

Case Location Map = 

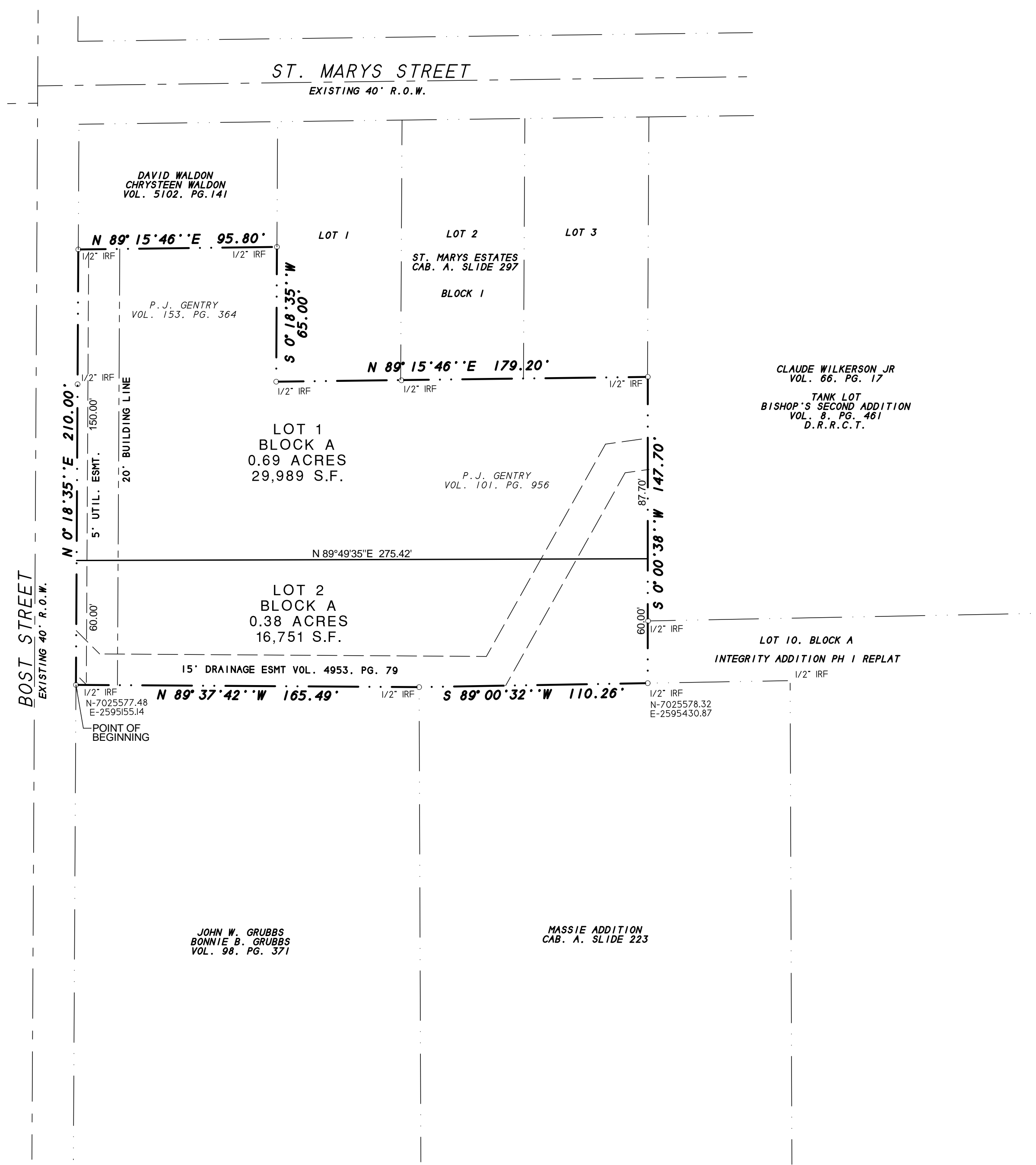
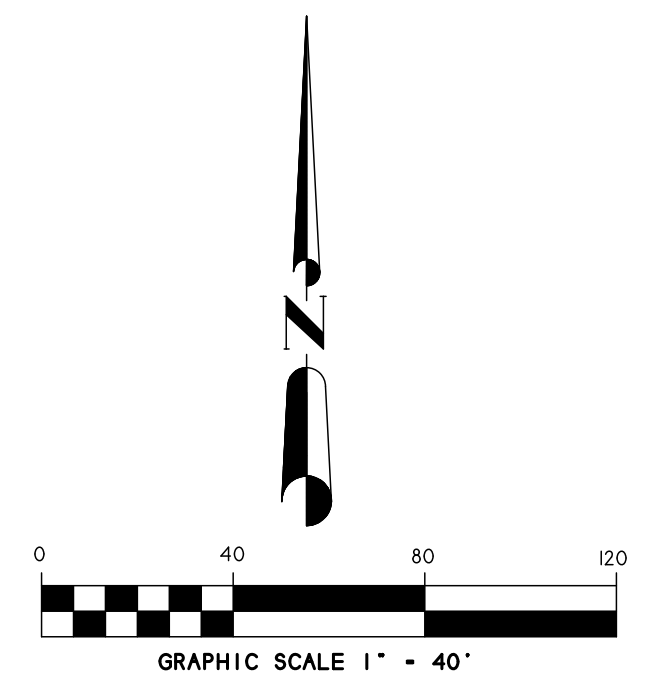
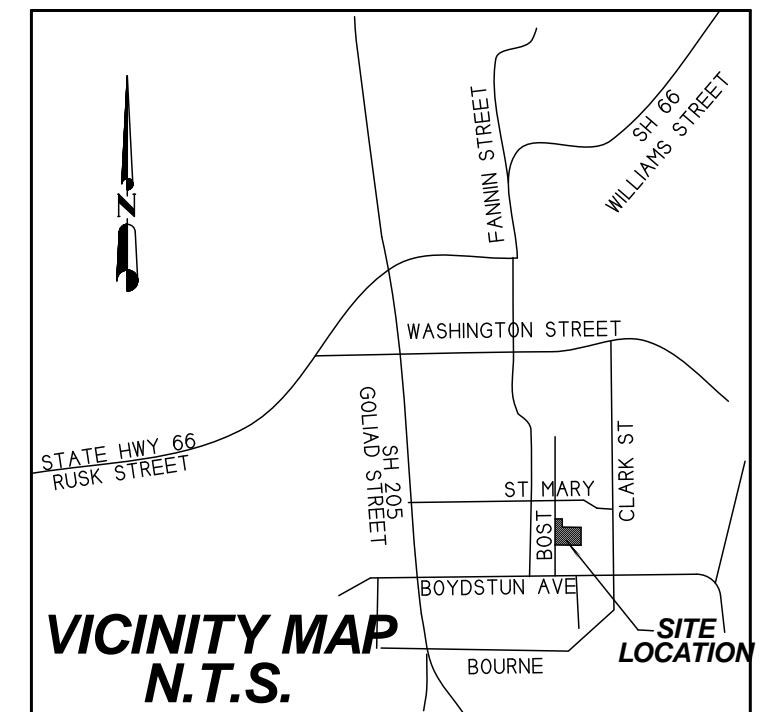


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





**FINAL PLAT
LOT 1 AND 2
BLOCK A
GENTRY ADDITION**

2 LOTS
1.07 ACRES OR 46,740 S.F.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:
GENTRY ESTATE
605 BOST STREET
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2

SURVEY DATE	JUNE 13, 2025
SCALE	1" = 40'
FILE #	20250064
CLIENT	GENTRY

CITY CASE NO. P2025-

E.D. ALEXANDER SUBDIVISION
VOLUME 50, PAGE 46

MANCY D. SUBDIVISION
CAB. A. SLIDE 70

JOHN W. GRUBBS
BONNIE B. GRUBBS
VOL. 98, PG. 371

MASSIE ADDITION
CAB. A. SLIDE 223

CLAUDE WILKERSON JR
VOL. 66, PG. 17
TANK LOT
BISHOP'S SECOND ADDITION
VOL. 8, PG. 461
D.R.R.C.T.

LOT 10, BLOCK A
INTEGRITY ADDITION PH 1 REPLAT

P. J. GENTRY
VOL. 101, PG. 956

DAVID WALDON
CHRYSSTEEN WALDON
VOL. 5102, PG. 141

P. J. GENTRY
VOL. 153, PG. 364

ST. MARYS ESTATES
CAB. A. SLIDE 297
BLOCK 1

LOT 1
BLOCK A
0.69 ACRES
29,989 S.F.

LOT 2
BLOCK A
0.38 ACRES
16,751 S.F.

BOST STREET
EXISTING 40' R.O.W.

ST. MARYS STREET
EXISTING 40' R.O.W.

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, GENTRY ESTATE, BEING THE OWNER OF A TRACT OF land in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of that tract of land as described in a Warranty deed to P.J. Gentry and Geneva Gentry, as recorded in Volume 101, Page 956 and Volume 153, Page 364 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Bost Street and at the southwest corner of said Gentry tract per Volume 101, Page 956 and at the northwest corner of a tract of land as described in a Warranty deed to John W. Grubbs and Bonnie B. Grubbs, as recorded in Volume 98, Page 371 of the Deed Records of Rockwall County, Texas;

THENCE N. 00 deg. 18 min. 35 sec. E. along said right-of-way, a distance of 210.00 feet to a 1/2" iron rod found for corner at the northwest corner of said Gentry tract per Volume 153, Page 364;

THENCE N. 89 deg. 15 min. 46 sec. E. a distance of 95.80 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 18 min. 35 sec. W. a distance of 65.00 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 15 min. 46 sec. E. a distance of 179.20 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 00 min. 38 sec. E. a distance of 147.70 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 00 min. 32 sec. W. a distance of 110.26 feet to 1/2" iron rod found for corner;

THENCE N. 89 deg. 37 min. 42 sec. W. a distance of 165.49 feet to the POINT OF BEGINNING and containing 46,740 square feet or 1.07 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as LOT 1 AND LOT 2, BLOCK A, GENTRY ADDITION an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in LOT 1 AND LOT 2, BLOCK A, GENTRY ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasional by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

MICHAEL L. MCDONALD for GENTRY ESTATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MICHAEL L. MCDONALD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of LOT 1 AND LOT 2, BLOCK A, GENTRY ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall _____ City Secretary City of Rockwall _____

City Engineer _____ Date _____

FINAL PLAT
LOT 1 AND 2
BLOCK A
GENTRY ADDITION

2 LOTS
1.07 ACRES OR 46,740 S.F.

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:
GENTRY ESTATE
605 BOST STREET
ROCKWALL, TEXAS 75087

SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JUNE 13, 2025
SCALE 1" = 40' FILE # 20250064
CLIENT GENTRY

CITY CASE NO. P2025-



CITY OF ROCKWALL

PARKS AND RECREATION BOARD MEMORANDUM

PARKS AND RECREATION DEPARTMENT

108 E. WASHINGTON STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7740

TO: Parks and Recreation Board
DATE: August 5, 2025
APPLICANT: Vance Liles
SUBJECT: P2025-023; *Old Town Historic District*

BACKGROUND

P2025-023 (BETHANY ROSS)

Discuss and consider a request by Vance Liles of MTG Engineers and Surveyors on behalf of Rodney D. and Fran Webb for the approval of a Replat for Lots 1 & 2, Block A, Webb Addition being a 0.45-acre parcel of land identified as Lot C, Block 11, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 507 E. Rusk Street, and take any action necessary.

REQUEST

For this Replat the Parks and Recreation Board will be assessing *Pro-Rata Equipment Fees* and *Cash-In-Lieu of Land Fees* for the 1 lot in Old Town Historic District. The fees to be assessed are as follows: [1] *Cash-In-Lieu of Land Fees* of \$709.37 (*i.e.* \$709.37 x 1 lot = \$709.37), and [2] *Pro-Rata Equipment Fees* of \$606.19 (*i.e.* \$606.19 x 1 lot = \$606.19). The total fees assessed will be \$1,315.56.

PARKLAND DEDICATION ORDINANCE

Cash-In-Lieu of Land Fees: According to Section 38-55, *Cash-In-Lieu of Land Fees*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, “subject to approval by the city council, pending a recommendation from the parks and recreation board, and the requirements of *Section 38-54*, an applicant responsible for the parkland dedication under this article may elect to meet the requirements of *Section 38-54* in whole or in part through a cash payment in lieu of land dedication. The amount of this cash payment shall be as set forth in section 38-57. cash payments collected by the city through this method may only be used for the acquisition or improvement of a neighborhood park located within the same park district as the development in which the fees are being assessed.”

Pro-Rata Equipment Fees: According to Section 38-56, *Pro-Rata Equipment Fees*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, “(a) pro-rata equipment fee is hereby imposed on residential development for the purposes of assuring that the recreational and amenity needs created by a residential development are satisfied. Such a fee is intended to be in accordance with and to further the goals and policies of the park master plan and other city policies, ordinances and resolutions, and to ensure the provision of adequate recreational amenities in public parks. The pro-rata equipment fee applies to all residential development and shall only be used to provide recreational amenities in neighborhood parks and/or community parks. This fee shall be in addition to the required dedication of public parkland required by *Section 38-54*, and shall be as set forth in *Section 38-57*.”

STAFF RECOMMENDATION

The applicant is electing to pay the *Cash-In Lieu of Land Fees* and *Pro Rata Equipment Fees*. In this case, the subject property is situated within *Park District #21*, which already has land for neighborhood park and that is located directly south of the subject property (*i.e.* *Gloria Williams Park*). Based on this, staff recommends accepting the *Cash-In-Lieu of Land Fees* and *Pro-Rata Equipment Fees*. The fees will be used to provide further amenity to the *Gloria Williams Park*.



P2025-023: Replat for Lots 1 & 2, Block A, Webb Addition



Case Location Map =



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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ROCKWALL PARKS & RECREATION

**Monthly Report
May 2025**



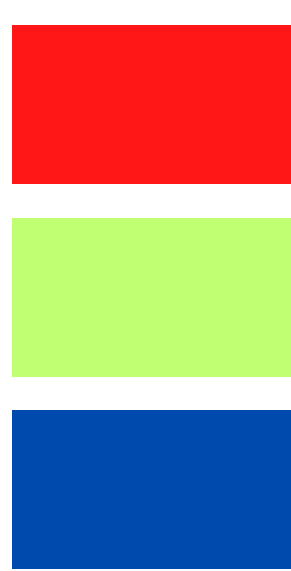
FOUNDERS DAY
FESTIVAL

7500 PARTICIPANTS

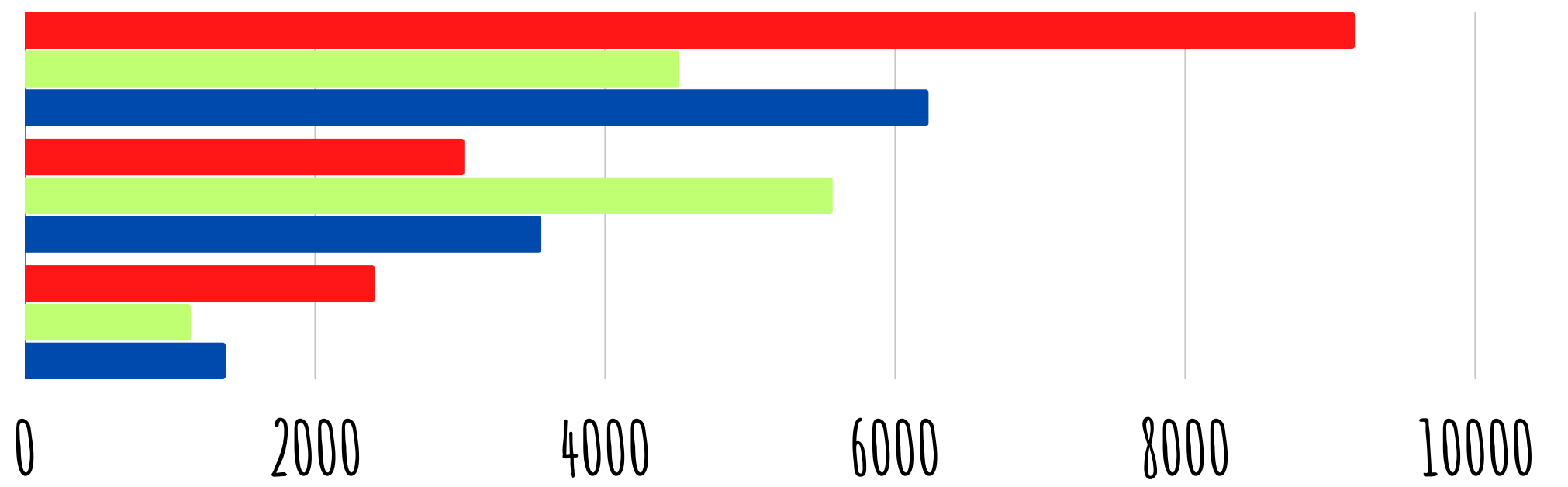


REVENUE NUMBERS

MAR:
APR:
MAY:



PROGRAM REVENUE
HMCC/PAVILIONS
THE CENTER



PARKS PROJECT UPDATE - MAY 2025



NORTHSHORE SOCCER REFURB



SHAQ COURT UPDATE



BREEZY HILL DRAINAGE WORK



NEW BATTERY OPERATED
STIHL MOWER

Other Projects

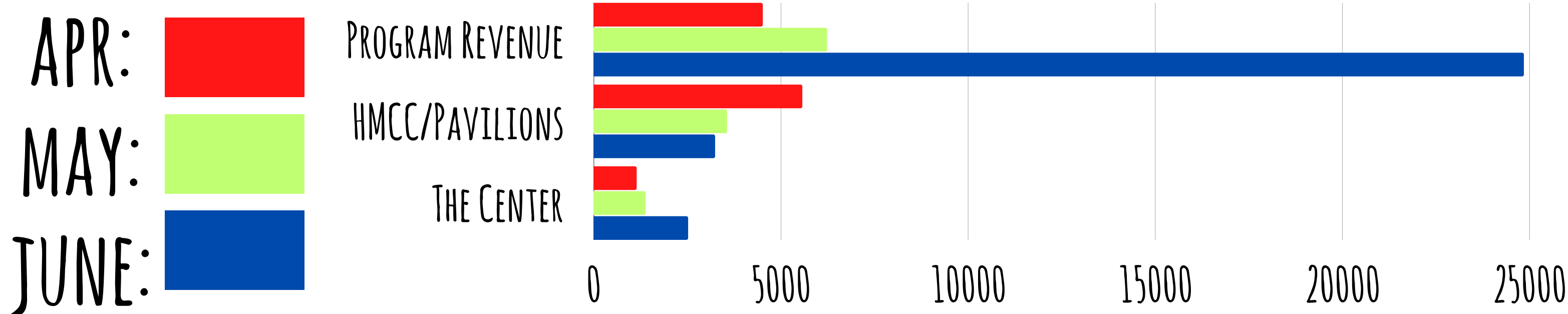
ASSIST WITH EVENTS AND CLEAN UP OF PARKS



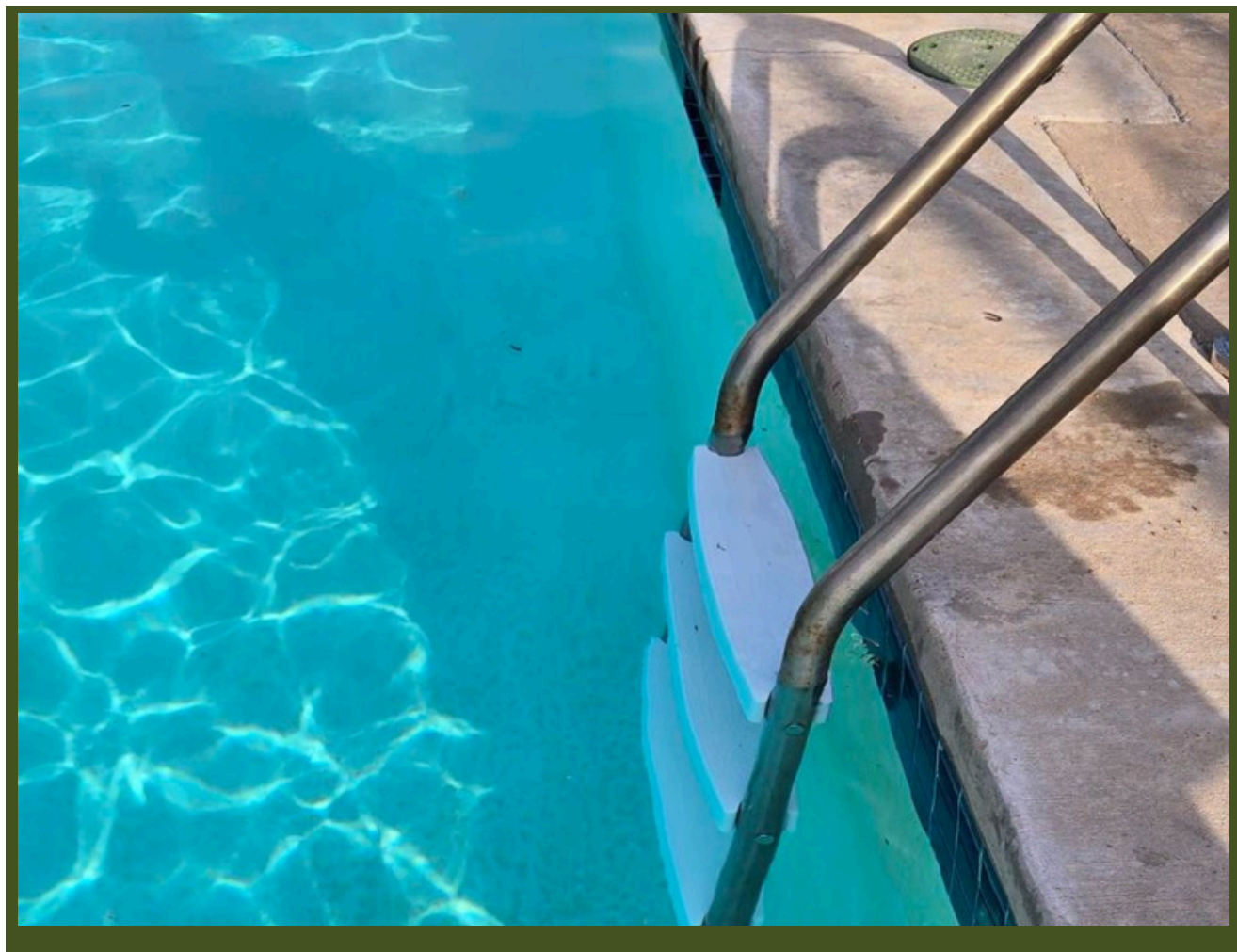
Monthly Report June 2025



REVENUE NUMBERS



PARKS PROJECT UPDATE - JUNE 2025



POOL LADDER REFURB



POOL ADA CHAIR REFURB



SHAQ COURT UPDATE



NEW WATER FOUNTAINS AT MYERS,
DOG PARK, EMERALD BAY

Other Projects

ASSIST WITH EVENTS AND CLEAN UP OF PARKS